

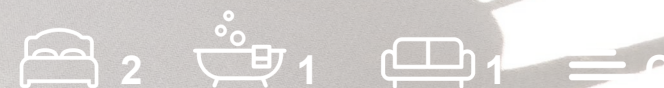


RESIDE
MANCHESTER



20 The Lightwell 12 St. Anns Square
Manchester, M2 7HW

Asking Price £355,000



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The Lightwell is a luxury residential development located at 12 St Ann's Square in the heart of Manchester city centre. Completed in 2018, the scheme was developed by DTZ Investors with design by apt. architects, transforming a former office block above retail units into 21 high-end apartments. The mix includes one, two and three-bedroom homes, blending modern interiors with retained architectural character from the original building. Its name comes from a striking three-storey central lightwell, landscaped with trees and plants, which provides natural light and a communal courtyard space for residents.

Positioned in the prestigious, pedestrianised St Ann's Square conservation area, the Lightwell offers immediate access to Manchester's cultural, retail, and leisure hubs, including Deansgate, the Royal Exchange theatre and Manchester Arndale. The apartments are finished to a high standard, with stylish kitchens and contemporary furnishings, while retaining original brickwork for added charm. The development combines a prime location with modern comfort, making it one of the city centre's more exclusive residential offerings.

The Tour

Upon entering the apartment, you step into a welcoming hallway laid with smart vinyl flooring, setting the tone for the rest of the accommodation. From here, doors lead to two spacious double bedrooms, both carpeted for comfort and showcasing high ceilings with attractive original features that add character. The bathroom is fitted with a modern three-piece suite, including a bath with an overhead shower.

At the heart of the home is a generous open-plan kitchen and living area, flooded with natural light from striking bay windows. The contemporary kitchen is thoughtfully designed with a central island and comes fully fitted with an oven, combi oven, hob, extractor fan, and fridge/freezer. This space perfectly combines period charm with modern practicality, offering an inviting setting for both relaxing and entertaining.





The Area

St Ann's Square is a historic, pedestrianised space in Manchester city centre, known for its mix of heritage architecture, cultural landmarks, and lively atmosphere. Anchored by St Ann's Church and the Royal Exchange Theatre, it sits within a conservation area and attracts heavy daily footfall. The square itself provides outdoor seating and hosts occasional events, while nearby Barton Arcade and Royal Exchange Arcade offer boutique shopping and cafés such as Pot Kettle Black. Within a short walk are major retail hubs like the Arndale and Deansgate, alongside a wide variety of restaurants, bars, and cultural venues. Though green space is limited in the square, larger parks such as Mayfield Park are within reach, making the area a vibrant blend of history, leisure, and urban living.

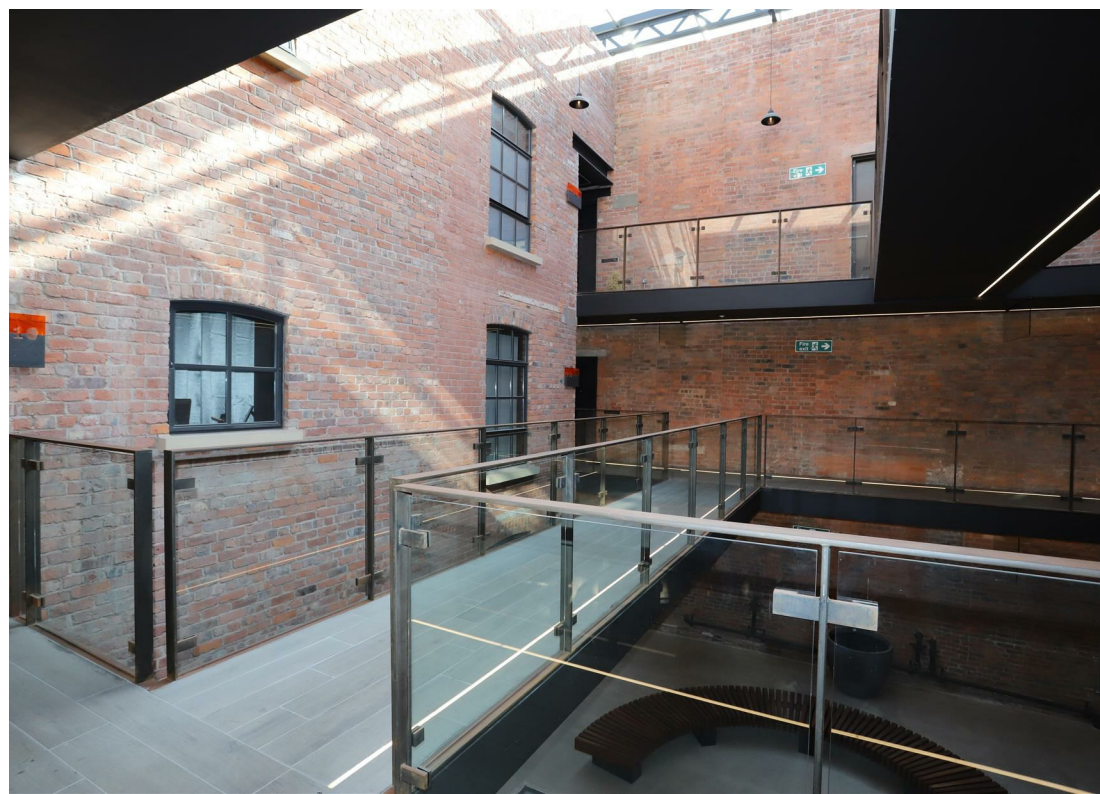
Lease Information

Lease Length and Years Remaining: 999 year lease & 999 years remaining

Service Charge Per Annum: £2747 including buildings insurance

Ground Rent Per Annum: Peppercorn

- Two Bedrooms
- One Bathroom
- Exposed Brickwork & Beams
- Located on St Ann's Square
- Vacant Possession
- EPC Rating C
- Prime, Central Location
- High Ceilings and Spacious Rooms



Floor Plan

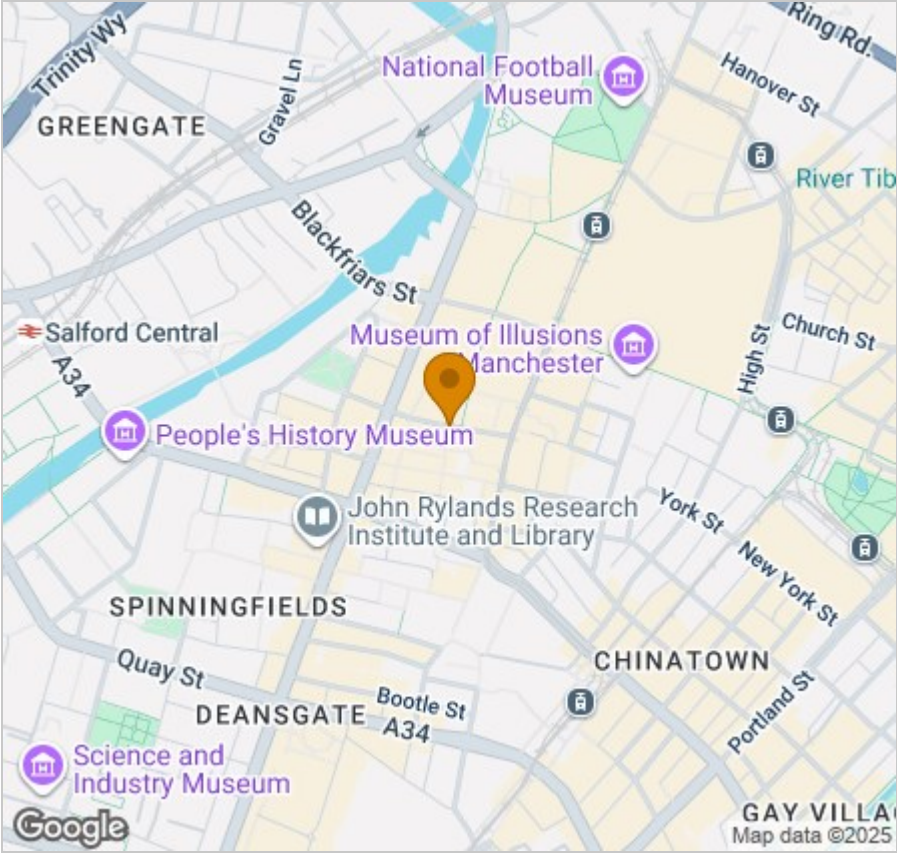


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

